



# Hamsey Place Farmhouse

Hamsey, Lewes, East Sussex



BNP PARIBAS GROUP 

## A splendid Grade II\* listed farmhouse with character features, large outbuildings and land extending to 4.56 acres

A charming semi-detached period farmhouse with delightful original details, as well as generous outbuildings and splendid gardens, which back onto rolling South Downs countryside. Set in a tiny rural hamlet two miles north of Lewes, yet within easy reach of the popular town's amenities, leisure facilities and transport connections.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**PARKING**



**4.56 ACRES**



**FREEHOLD**



**RURAL**



**2616 SQ FT**



**GUIDE PRICE  
£1,200,000**



### The property

Hamsey Place Farmhouse is one side of an idyllic timber-framed property, set in a picturesque rural position close to the historic Sussex town of Lewes. The property dates from the 16th century and holds Grade II\* listed status, displaying splendid elevations of red brick and tile, while inside you will find various character features, such as exposed timber beams and original fireplaces.

The ground floor of the farmhouse has two main everyday living and entertaining areas, which are well-presented and retain much of the home's original charm, as well as a useful home office. They include the comfortable sitting room with its wooden parquet flooring, exposed timber beams and grand inglenook fireplace, which is fitted with a woodburning stove. The generous, open-plan kitchen and breakfast room provides further social space in which to dine and relax, and features a bright colour palette, terracotta floor tiles, further exposed beamwork and a brick-built bread oven. There is space for a dining table and a seating area with French doors opening to the garden,

while the kitchen itself has farmhouse-style units, a walk-in pantry and an Aga. A utility/boiler room adjoins the kitchen providing further space for home storage and appliances. There is also a ground floor cloakroom.

A turned staircase with rustic, textured plaster work and vibrant coloured walls, leads to the upper level where there are three of the four comfortable double bedrooms. These include the generous principal bedroom with its wooden flooring, fireplace, large windows welcoming plenty of natural light and built-in wardrobes. The principal bedroom also has a large en suite bathroom. Additionally, the first floor has a family shower room, while stairs continue to the large fourth bedroom with an additional walk-through dressing room/study.



## Outside

The house sits in a small cluster of properties in the hamlet, and sits close to beautiful open South Downs countryside. There is access and parking space at the side of the house, as well as various outbuildings including stores and workshop space. The front door is reached through a small paved courtyard, while at the rear there are split-level patio areas with rolling lawns and meadows beyond, dotted with mature trees and flowers and bordered by tall trees to one side and the paddock to the other, with views beyond across the surrounding fields. There is a well established orchard with a variety of apple, pear, plum and greengage trees. A further outbuilding to note is the large studio and workshop, which provides ample space ideal for an art studio or home working, or for a plethora of garden equipment or furniture. The backdrop to the house is the large paddock which forms part of the 4.56 acres.

## Location

Hamsey Place Farmhouse is set in a peaceful village position, just outside sought-after Lewes and on the edge of the beautiful South Downs National Park.

The nearby village of Offham has a local pub and a parish church, while further local amenities can be found in Lewes, just two miles to the south.

Vibrant and historic Lewes provides a range of individual shops, supermarkets, restaurants and recreational facilities. Lewes's mainline station provides services to London Victoria, taking approximately an hour, while the A27, a short distance away, provides fast access to the A23/M23, Gatwick Airport and the national motorway network. The coastal, business and entertainment city of Brighton and Hove is some 10 miles distant.



## Distances

- Lewes 2.5 Miles
- Hassocks 7.5 miles
- Uckfield 9.5 miles
- Burgess Hill 9.5 miles
- Brighton 10 miles

## Nearby Stations

- Lewes
- Falmer
- Cooksbridge

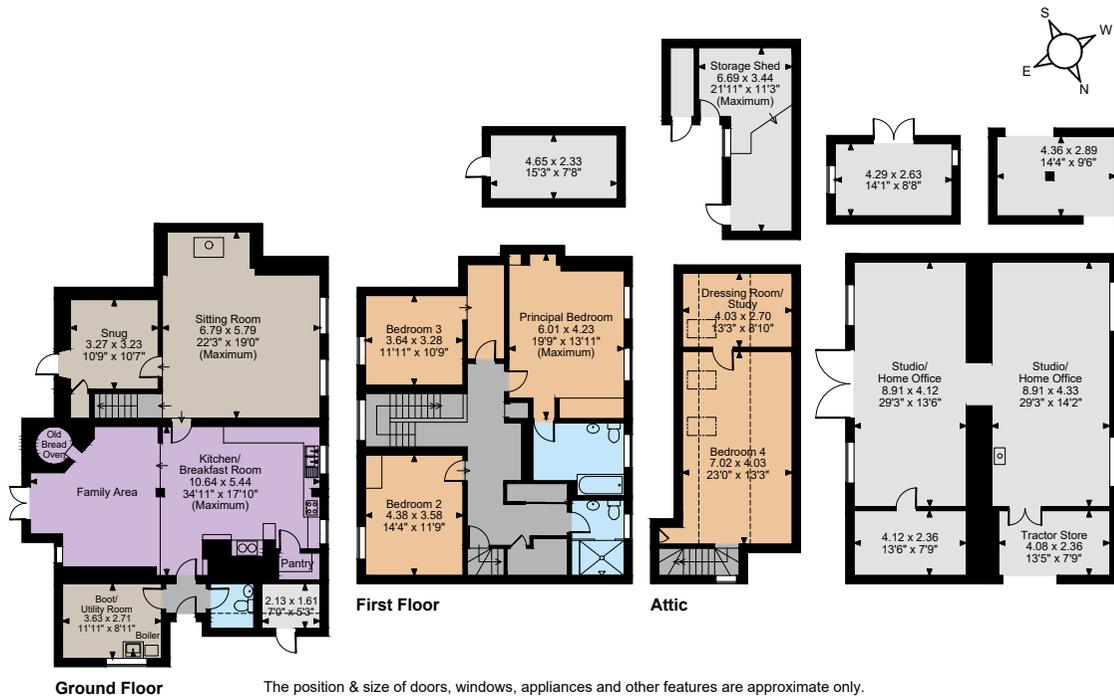
## Key Locations

- South Downs National Park
- Anne of Cleves House
- Lewes Castle
- Glyndebourne
- Seven Sisters
- Brighton Pier
- Barbican House Museum

## Nearby Schools

- Hamsey Community Primary School
- Priory School
- Wallands Community Primary and Nursery School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School





The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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### Floorplans

Main House internal area 2,616 sq ft (243 sq m)  
 Outbuildings internal area 1,751 sq ft (163 sq m)  
 Total internal area 4,367 sq ft (406 sq m)  
 For identification purposes only.

### Directions

BN8 5TB

**what3words:** ///breaches.sketch.spillage - brings you to the driveway

### General

**Local Authority:** Lewes District Council

**Services:** Mains water, mains electricity, oil fired boiler. Private drainage via a treatment plant which is compliant.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** Band E



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